

SPECIAL ASSESSMENT DEFERRAL PROGRAMS

CHANGES TO
CHARTER ORDINANCE 139
CITY COUNCIL POLICY #2



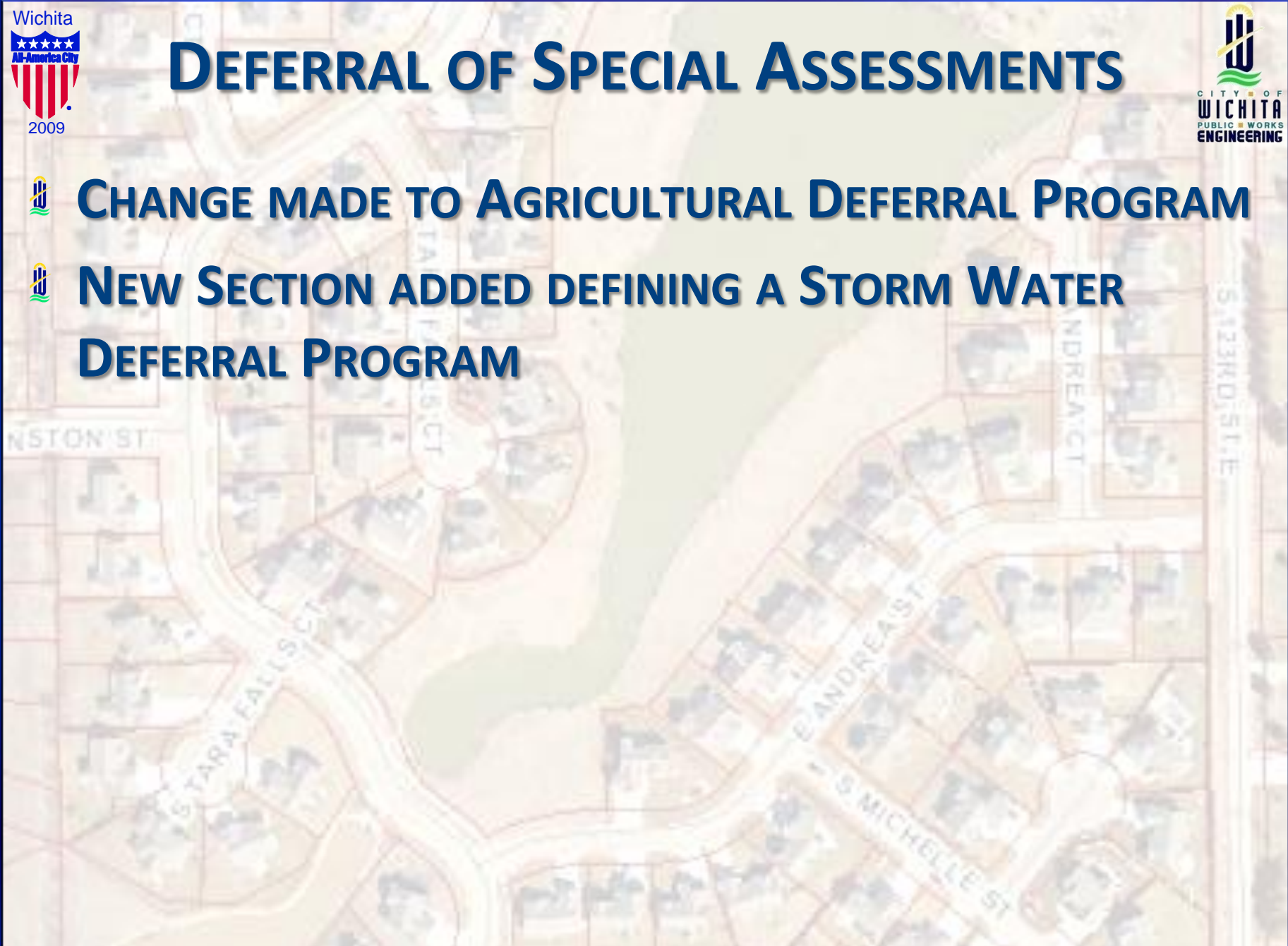
DEFERRAL OF SPECIAL ASSESSMENTS



CHANGE MADE TO AGRICULTURAL DEFERRAL PROGRAM



NEW SECTION ADDED DEFINING A STORM WATER DEFERRAL PROGRAM



AGRICULTURAL DEFERRAL

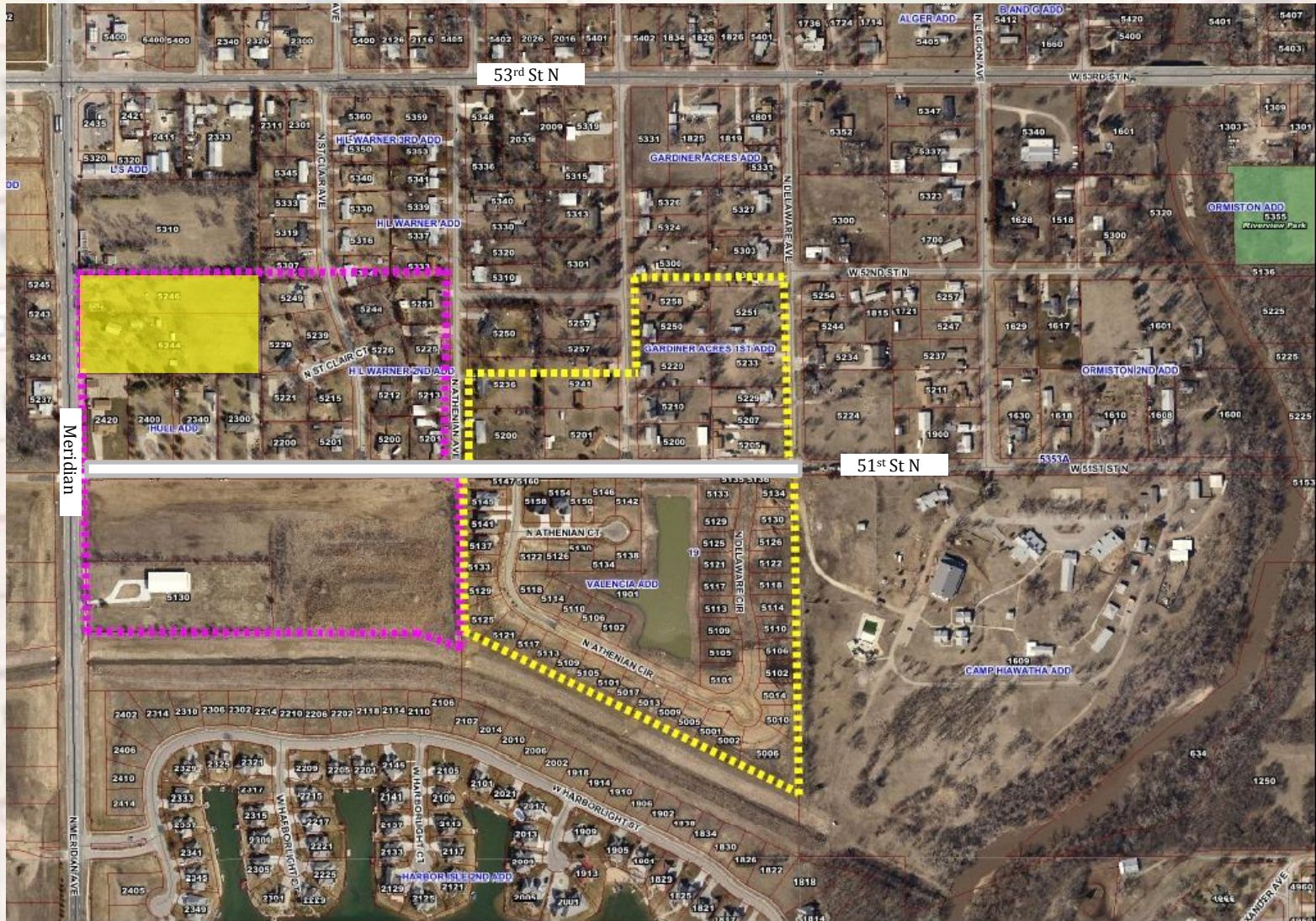


A PROPERTY OWNER IS NO LONGER ELIGIBLE FOR AG DEFERRAL IF THEY SIGNED THE PETITION



CITY COUNCIL POLICY #2 ADDS A CLARIFICATION THAT AG DEFERRAL IS AVAILABLE FOR ALL TYPES OF PUBLIC IMPROVEMENT PROJECTS

AGRICULTURAL DEFERRAL



STORM WATER DEFERRAL



BACKGROUND: NEW FEDERAL REGULATIONS REQUIRE POND SYSTEMS FOR NEW SUBDIVISIONS TO BE BUILT UP FRONT FOR THE ENTIRE SUBDIVISION.



ISSUE: SPECIAL ASSESSMENTS WOULD BEGIN ON LOTS THE DEVELOPER HAS INTENDED FOR FUTURE PHASES.






THE PROGRAM: ALLOWS DEVELOPER TO DEFER SPECIAL ASSESSMENTS FOR STORM WATER PROJECT ON UP TO 50% OF THE LOTS IN THE SUBDIVISION FOR UP TO 5 YEARS.

STORM WATER DEFERRAL PROGRAM

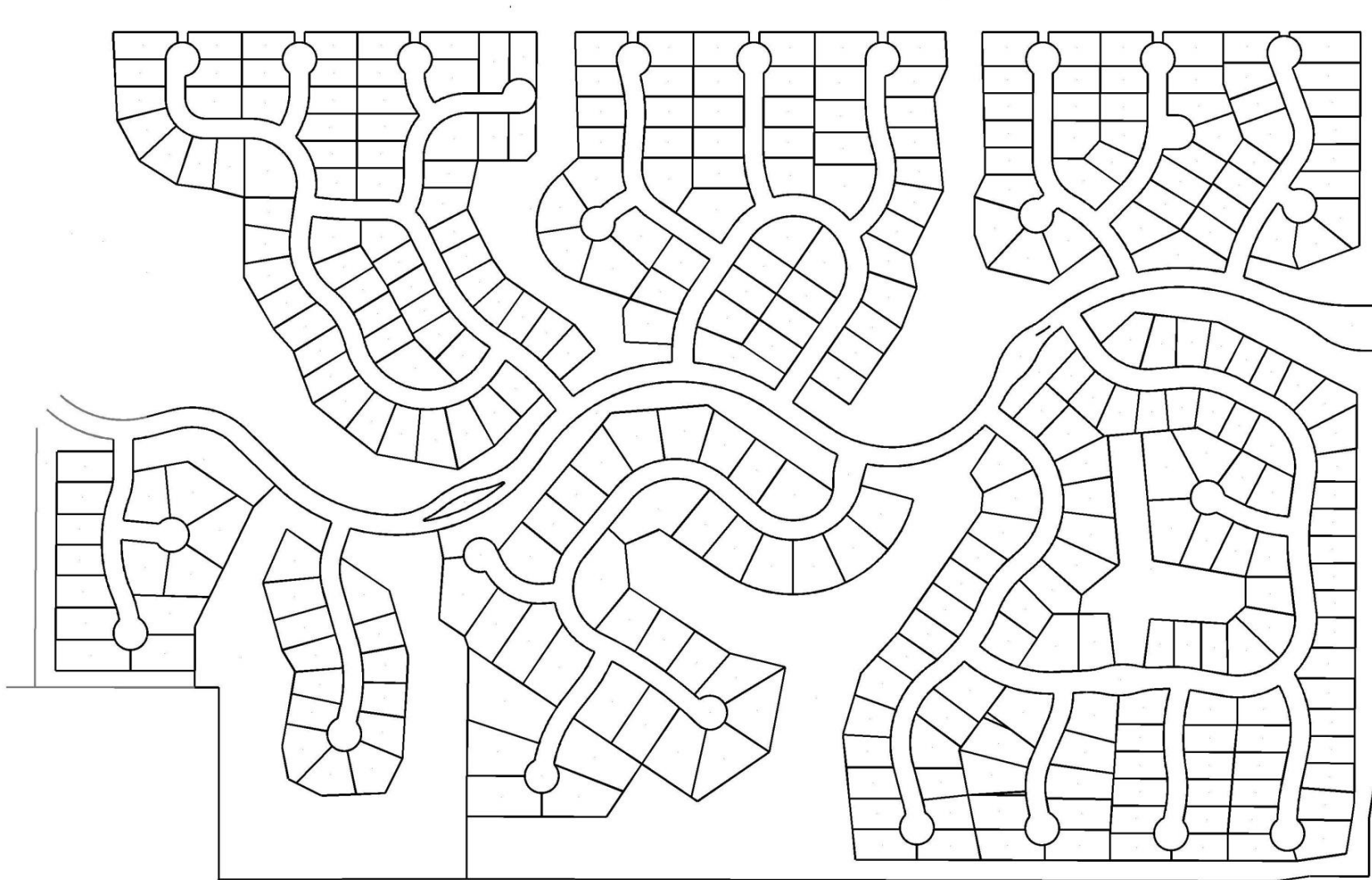
REQUIREMENTS:

-  AREA MUST BE PLATTED
-  CANNOT YET BE SERVED BY STREET PAVEMENT
-  CANNOT EXCEED 50% OF THE BENEFITTED AREA

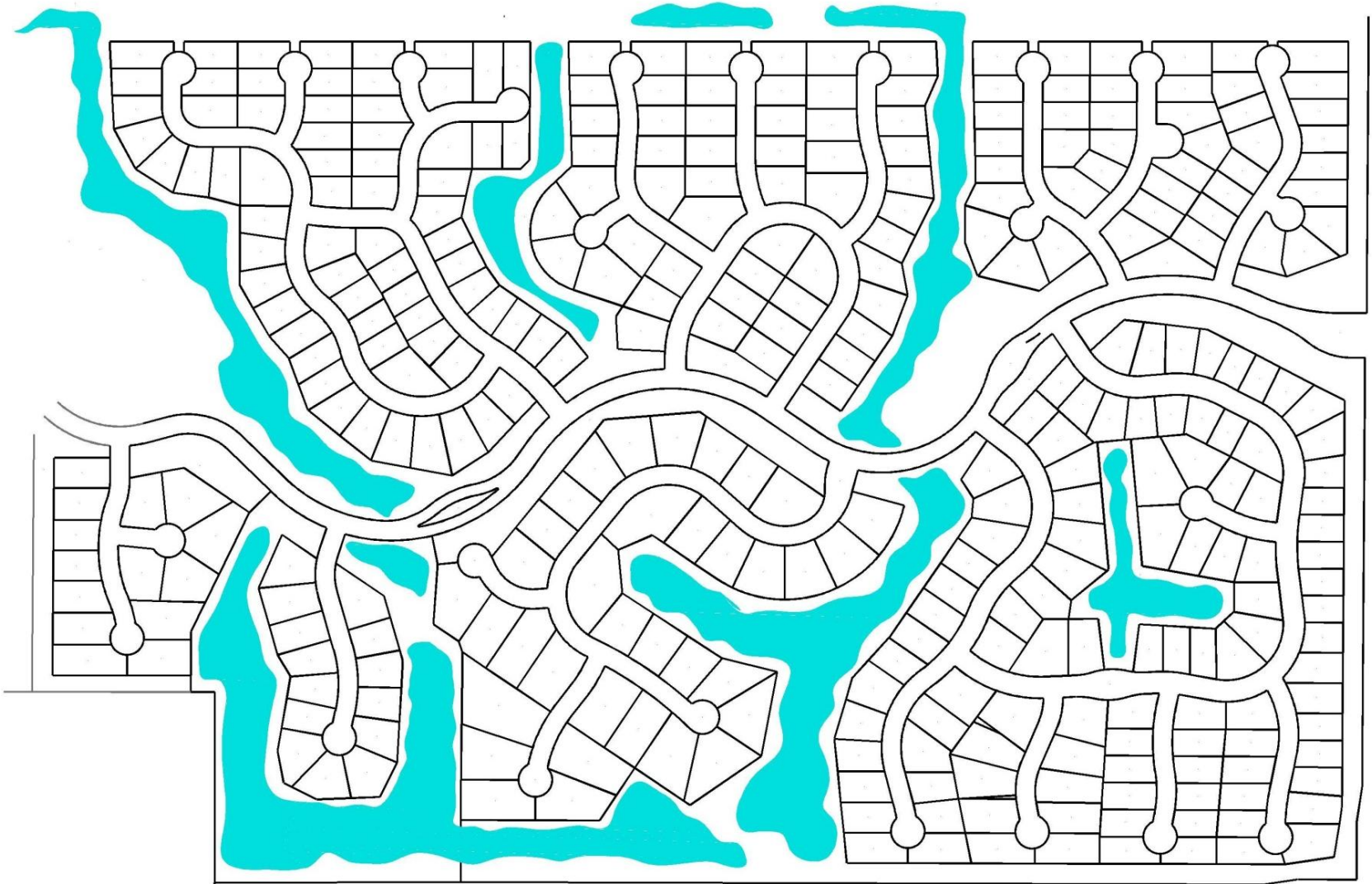
DEFERRED STORM WATER SPECIALS ARE ENACTED WHEN EITHER:

-  35% OF LOTS HAVE BEEN BUILT OUT/LETTER OF CREDIT IS RELEASED
-  PAVING PROJECT SERVING ANY LOTS WITH DEFERRED SPECIALS IS BID.
-  FIVE YEARS HAVE PASSED.

TYPICAL SUBDIVISION PLAT



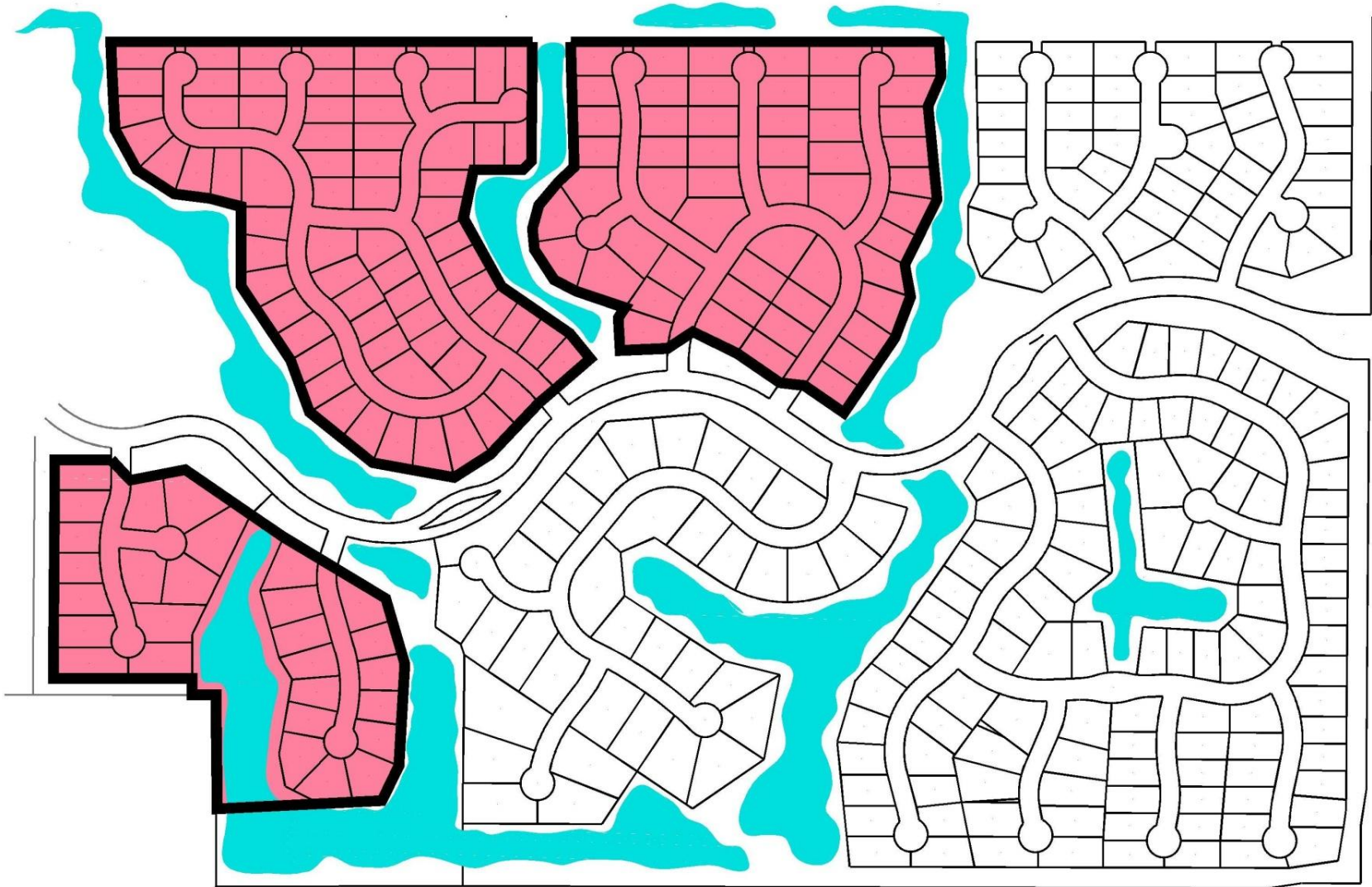
ALL PONDS ARE CONSTRUCTED



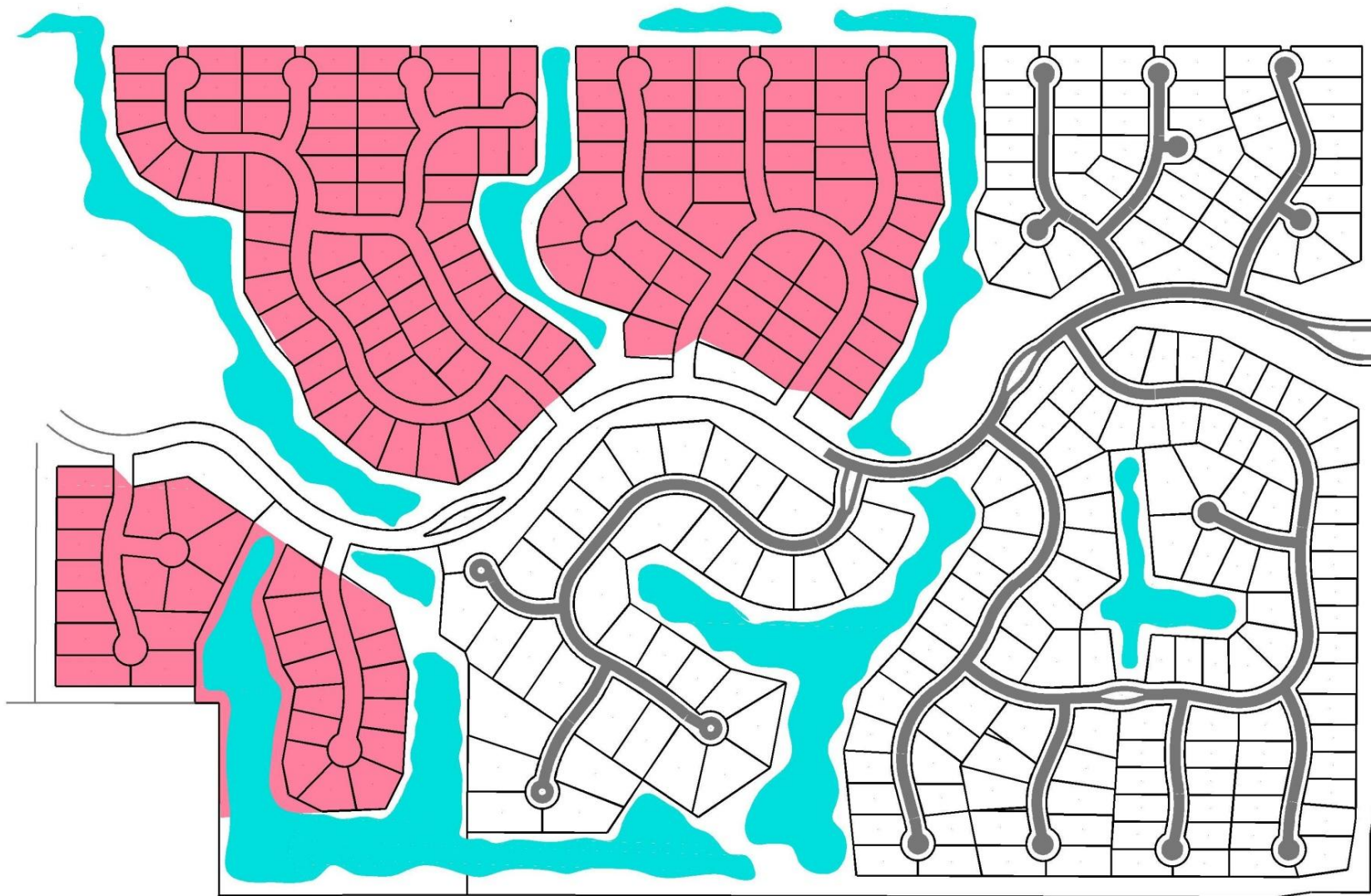
187 LOTS BEGIN ASSESSMENTS



150 OF 337 ELIGIBLE FOR DEFERRAL



FIRST PHASES DEVELOP



SPECIALS ENACTED UPON PAVING DEFERRAL EXPIRES

